

**93-06-PFM**

**(Also see Zoning Ordinance Amendment  
ZO-06-381, adopted simultaneously on  
June 26, 2006)**

**ADOPTION OF AN AMENDMENT TO  
  
THE PUBLIC FACILITIES MANUAL  
  
OF THE COUNTY OF FAIRFAX, VIRGINIA**

*At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, June 26, 2006, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment regarding the Public Facilities Manual of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:*

*BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:*

*Amend the Public Facilities Manual, as follows:*

**Amend Section 7-104 of the Public Facilities Manual to read as follows:**

**7-0104 Service Drive**

7-0104.1 Whenever a development abuts a road which is included in the State system of primary highways (route numbers below 600 and above 7000), a service drive extending for the full length of the development along such road, and providing limited access thereto, shall be provided; except that in subdivisions approved for R-C Cluster

development, dedication only, without construction, will be required. The situations outlined in § 7-0104.3 shall not be subject to the terms of this paragraph.

7-0104.2 Service drive construction shall conform to the standards as set forth in Plate 12-7 (12M-7).

7-0104.3 Service drives are not required along adopted Virginia byways, the Dulles Toll Road (Route 267), or interstate highways. The plan shall clearly label the interstate highway, the Dulles Toll Road (Route 267), or the street designated as a Virginia byway by the Commonwealth of Virginia Transportation Board. The Board of Supervisors or the Director may waive service drive requirements if the service drive provisions of Article 17 of the Fairfax County Zoning Ordinance are met.

**Amend Section 7-1002 of the Public Facilities Manual to read as follows:**

**7-1002 General Requirements**

(See Table 7.15; Quick Streetlight Requirements Selection Table)

**7-1002.1 Residential Subdivisions**

7-1002.1A Subdivisions with an Average Lot Size under 18,000 ft<sup>2</sup> (1672m<sup>2</sup>).

7-1002.1A(1) Streetlights shall be installed along all subdivision roadways that are or will be included in the State Roadway System. Along adopted Virginia byways, streetlights shall only be required at intersections and entrances and to address the safety issues outlined in § 7-1001.1. Streetlights are not required along private roadways.

7-1002.1A(2) A minimum of 3 streetlights shall be installed along all the existing and/or proposed State roadway(s) at all entrances into the subdivision, except at private entrances serving a private home. If the frontage along the entrance is not sufficiently long to accommodate the three required streetlights, then the number of required streetlights shall be adjusted accordingly. When subdivision lots are accessed directly from an existing State roadway, streetlights shall be installed along the entire frontage of these lots, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, streetlights shall only be required at road intersections and commercial entrances and to address safety issues outlined in § 7-1001.1.

7-1002.1A(3) Refer to Plate 25-7 (25M-7) for a typical lighting layout.

7-1002.1B Subdivisions with an Average Lot Size of 18,000 ft<sup>2</sup> (1672m<sup>2</sup>) or Greater.

7-1002.1B(1) Street lights shall not be required for roadways within the subdivision.

7-1002.1B(2) A minimum of 3 streetlights shall be installed along all the existing State roadway(s) at all proposed entrances into the subdivision, except at private entrances

serving a private home. If the frontage along the entrance is not sufficiently long to accommodate these three required streetlights, then the number of required streetlights shall be adjusted accordingly.

7-1002.1B(3) Refer to Plate 26-7 (26M-7) for a typical lighting layout.

#### 7-1002.2 Industrial and Commercial Subdivisions.

7-1002.2A Streetlights shall be installed along all roadways that are or will be included in the State Roadway System. This shall include a minimum of 1 street light at each intersection within the subdivision. Along Virginia byways, streetlights shall only be required at road intersections and commercial entrances and to address safety issues outlined in § 7-1001.1. Streetlights are not required along private roadways.

7-1002.2B A minimum of 3 streetlights shall be installed along State roadway(s) at all entrances into the subdivision. When subdivision lots are accessed directly from an existing State roadway, streetlights shall be installed along the entire frontage of these lots, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, streetlights shall only be required at road intersections and commercial entrances and to address safety issues outlined in § 7-1001.1.

7-1002.2C Refer to Plate 27-7 (27M-7) for a typical lighting layout.

#### 7-1002.3 Site Plans

7-1002.3A Streetlights shall be installed along all existing and/or proposed State roadways providing frontage to the development, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, streetlights shall only be required at road intersections and commercial entrances and to address safety issues outlined in § 7-1001.1.

7-1002.3B Refer to Plate 28-7 (28M-7) for a typical lighting layout.

#### 7-1002.4 Planned Developments (PDH, PDC, PRC and PRM Districts).

7-1002.4A Streetlights shall be installed along all roadways that are or will be included in the State Roadway System unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, streetlights shall only be required at road intersections and commercial entrances and to address safety issues outlined in § 7-1001.1.

7-1002.4B A minimum of 3 streetlights shall be installed along all existing or proposed State roadways at all entrances into the development, except at private entrances serving a private home. If the property's frontage along the entrance is not sufficiently long to accommodate these three required streetlights, then the number of required streetlights shall be adjusted accordingly. Where the existing or proposed State roadway provides

frontage to the development, streetlights shall be installed along the entire frontage, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, streetlights shall only be required at road intersections and commercial entrances and to address safety issues outlined in § 7-1001.1.

7-1002.4C Streetlights shall be installed throughout the development in accordance with the residential subdivision, industrial and commercial subdivision and site plan requirements as previously stated in § 7-1002.1 et. seq.

7-1002.4D Refer to Plate 29-7 (29M-7) for a typical lighting layout.

#### 7-1002.5 Public Improvement Plans

7-1002.5A Streetlights shall be installed along roadways that are or will be included in the State Roadway System in accordance with the residential subdivision, industrial and commercial subdivision, site plan and planned development requirements as previously stated in § 7-1002.

*These amendments shall become effective at 12:01 a.m., June 27, 2006*

*GIVEN under my hand this 26<sup>th</sup> of June, 2006.*

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NANCY VEHR  
Clerk to the Board of Supervisors